

055.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

793,700 / 793,700

USE VALUE:

793,700 / 793,700

ASSESSED:

793,700 / 793,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
53-55		DUDLEY ST, ARLINGTON

Legal Description							User Acct
							36589
							GIS Ref
							GIS Ref
							Insp Date
							10/04/18

**OWNERSHIP**

Unit #:

Owner 1: FINOCHETTI JOHN

Owner 2:

Owner 3:

Street 1: 55R DUDLEY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: GROVE BANK -

Owner 2: -

Street 1: 1330 BOYLSTON ST

Twn/City: CHESTNUT HILL

St/Prov: MA Cntry

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains .104 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1850, having primarily Asbestos Exterior and 2540 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type:	14 - Multi-TnHs			Full Bath:	2	Rating:	Average	MAY USE PART OF GAR FOR COMM.											
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:													
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:													
Foundation:	3 - BrickorStone			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	5 - Asbestos			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>															
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Good												
Color:	WHITE			A Kits:		Rating:													
View / Desir:				Frl:		Rating:													
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:													
Grade:	C - Average			<b>CONDOS INFORMATION</b>															
Year Blt:	1850	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal	2 - Plaster			Functional:			%	Interior:					12	6					
Sec Int Wall:		%		Economic:	L - Location	5.0	%	Additions:											
Partition:	T - Typical			Special:			%	Kitchen:											
Prim Floors:	3 - Hardwood			Override:			%	Baths:											
Sec Floors:		%		Total:	30.08	%		Plumbing:											
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ:	150.00	<b>COMPARABLE SALES</b>				Heating:									
Bsmnt Gar:				Size Adj:	1.10572910	Rate	Parcel ID	Typ	Date	Sale Price	General:								
Electric:	3 - Typical			Const Adj:	0.94040596														
Insulation:	2 - Typical			Adj \$ / SQ:	155.975														
Int vs Ext:				Other Features:	107500														
Heat Fuel:	1 - Oil			Grade Factor:	1.00														
Heat Type:	5 - Steam			NBHD Inf:	1.00000000														
# Heat Sys:	2			NBHD Mod:															
% Heated:	100	% AC:		LUC Factor:	1.00														
Solar HW:	NO	Central Vac:		Adj Total:	561674														
% Com Wal		% Sprinkled		Depreciation:	168951	Juris. Factor:			Before Depr:	155.98									
				Deprecated Total:	392722	Special Features:	0		Val/Su Net:	95.29									
						Final Total:	392700		Val/Su SzAd:	170.44									
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 055.0-0001-0005.0												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	37X30	A	AV	1925		17.25	T	40	104			11,500		11,500	
More: N	Total Yard Items:	11,500		Total Special Features:					Total:			11,500							